

CHAPTER 4 - LAND USE AND DEVELOPMENT STANDARDS

Scope of Urban Design Plan

As with the existing specific plan, new specific plan development standards will address land use, permitted uses, minimum lot size requirements, subdivision and parcelization standards, maximum building coverage, density, building height, building setbacks and build-to requirements, landscaping and open space standards and public improvement requirements. However, the Urban Design Plan addresses only land use, density, building height, building setbacks, build-to requirements, and public improvements.



1993 Specific Plan Land Uses.

The following land uses are currently allowed in the Sunnyvale Downtown Specific Plan area:

- Block 1 – Mixed-Use (Hotel/Office/Theater/Restaurant/Residential/Retail)
- Block 2 - Restaurant/Entertainment (Residential/Service Retail also permitted)
- Block 3 – High-Density Residential
- Blocks 4, 5, 6, – High-Density Residential
- Block 7 – Mixed Use (Retail/High-Density Residential)
- Block 8 (northwestern quadrant) – Medium-Density Residential
- Block 8 (remainder) – Low/Medium-Density Residential
- Blocks 9, 10, 11, 12 – Low/Medium-Density Residential
- Block 13 – Mixed-Use (Administrative/Professional/Research Office, High-Density Residential)
- Blocks 14, 15, 16 – Office
- Block 17 – High-Density Residential
- Block 18 – Regional Retail/Cinema/Other Entertainment/Restaurant
- Block 18a – Office

Urban Design Plan Land Uses.

The following land uses are proposed for the Downtown Specific Plan area:

- Block 1 – Mixed-Use (Office, High-Density Residential, Local Retail)
- Block 2 – Restaurant/Entertainment (Residential/Service Retail also permitted)
- Block 3 – Local Retail/Grocery
- Blocks 4, 5, 6, - Medium and High-Density Residential
- Block 7 – Mixed-Use (Retail/High-Density Residential)
- Block 8 (northwest quadrant) – Medium-Density Residential
- Blocks 8 (remainder) - Low/Medium-Density Residential
- Blocks 9, 10, 11, 12 – Low/Medium-Density Residential
- Block 13 – Mixed-Use (Office, High-Density Residential)
- Blocks 14, 15, 16 – High-Density Residential
- Block 17 (east side) – High-Density Residential
- Block 17 (west side) – Low-Medium Density Residential
- Block 18 – Regional Retail/Cinema/Other Entertainment/Restaurant
- Block 18a – Office; Retail

Figure 4.2 illustrates the distribution of land uses within the specific plan area.

URBAN DESIGN PLAN

These numbers represent a draft study of densities in the Specific Plan area of study. The F.A.R. values include retail and office combined. They are taken over the entire block. Sources of data not derived from Urban Design Plan are indicated.

Block	Notes	Residential				Office	Retail/Restaurant/Cinema	Performing Arts	Hotel	Area	units / acre	Office+ Retail F.A.R.
		SF	LM	M	HO							
						Urban Design Plan	Urban Design Plan	seats	rooms	(acres)		
1-Mozart	1					450,000	10,000			6.00		1.76
1a-Town & Country	2, 4, 8				510		52,500			5.76	00	0.21
2-Murphy	3, 4					80,000	170,891			8.44		0.90
3	4						62,000			2.86		0.50
4	5				214				181	3.89	55	
5	5				46					1.15	40	
6	5				146					3.49	42	
7	5				100	36,000	14,000			3.55	28	0.32
8	5	12	15	12						3.28	12	
9	5	8	52							2.88	20	
10	5		39		8					2.79	17	
11	5		49							3.57	14	
12	5		51							3.71	14	
13	4					240,000	10,000			2.82		2.04
13a	4				140	60,000				4.00	35	0.34
14	4				173		10,000			3.41	51	0.07
15	4				173		10,000			2.77	62	0.08
16	4				152		10,000			2.97	52	0.08
17	4				67					3.41	20	0.00
18a	4					308,000	10,000			3.39		2.18
18	6				200		987,878			33.00		0.70
Totals		20	206	12	1,828	1,174,000	1,357,267	0	161	105		
1993 Specific Plan		20	206	12	1,111	1,051,562	1,211,920	2,280	400	107		
Additional Block added												
20	7					64,700	10,000			1.70		2.00
New totals		20	206	12	0	1,298,700	1,367,267					

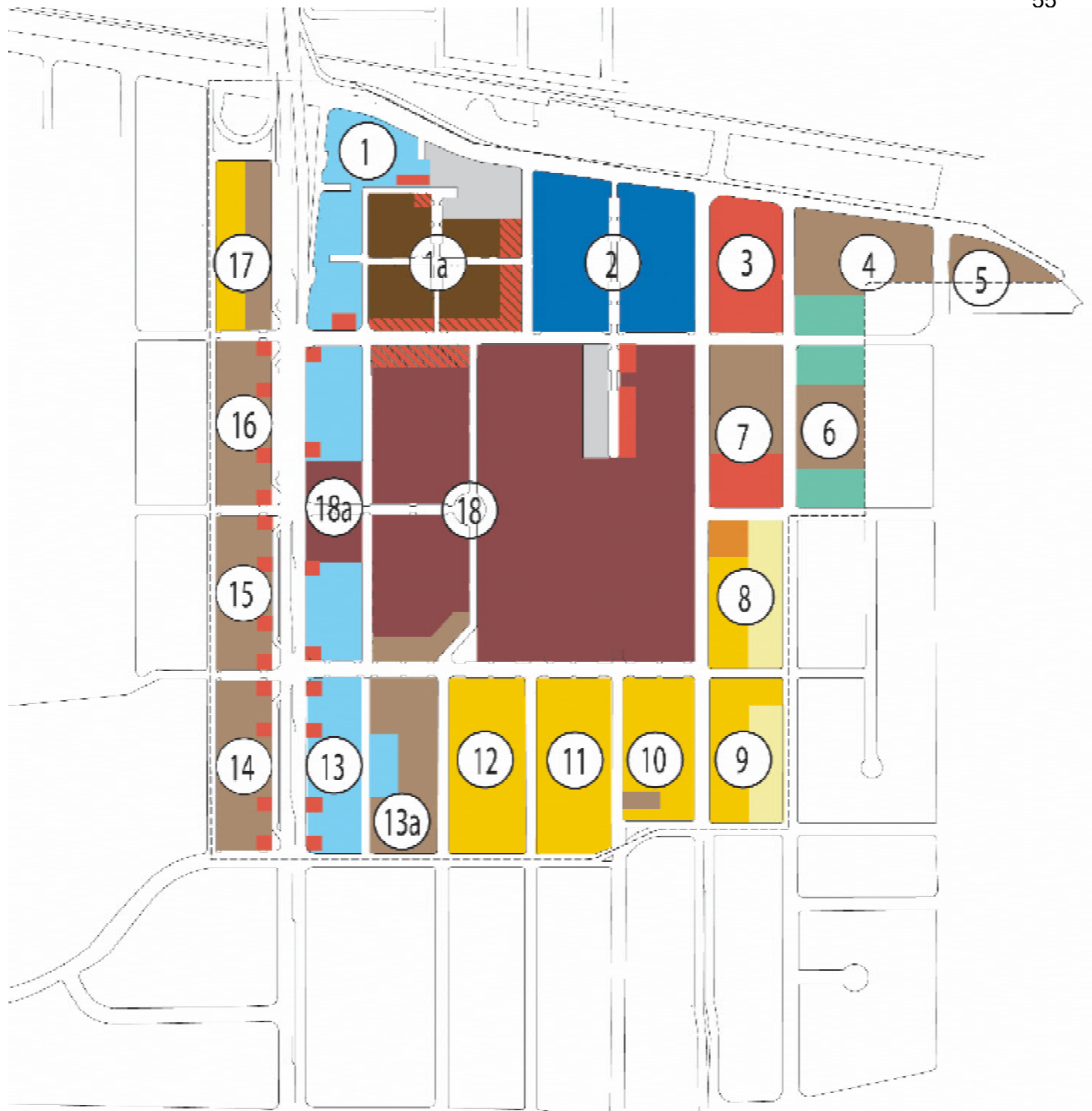
Notes:

1. Data reflects Mozart Office Buildings E.I.R.
2. Density range reflects one to two levels of below grade parking.
3. Density range reflects 1993 Specific Plan (with old cinema converted to square footage), to possible added density.
4. Data reflects new draft urban design plan.
5. Data reflects 1993 Specific Plan.
6. Square footage as entitled in Town Center Mall Modifications Project (draft urban design plan indicates slightly less area).
7. "Block 20" is bounded by Mathilda, Taffie, El Camino, and Olive. The areas reflect added development on Mathilda.
8. Block 1a includes .91 acres for streets Cappella and Taffie.

Urban Design Plan Table

Figure 4.1





Mid Rise High Density Housing
(60-120 units/acre max.)

High Density Housing
(36-60 units/acre max.)

Medium Density Housing
(24 units/acre max.)

Low-Medium Density Housing
(14 units/acre max.)

Low Density Housing
(7 units/acre max.)

Single Family Townhome

Restaurant, Retail, Office
(Historic District)

Plaza /
Open Space

Office

Local Retail

Regional Retail

Land Use

Figure 4.2

Land Use Density Comparison with the 1993 Downtown Specific Plan

The Urban Design Plan proposes uses and densities similar to the 1993 Downtown Specific Plan. Slight increases in office and retail densities are offset by the deletion of theater and hotel uses. Proposed increases in downtown housing to nearly twice the number of housing units proposed in the 1993 plan support the urban design goal of promoting downtown housing opportunities, and capitalize on downtown residential population as a potential source of investment and support in the downtown. Table 4.1 itemizes land use and density for each block within the specific plan area.

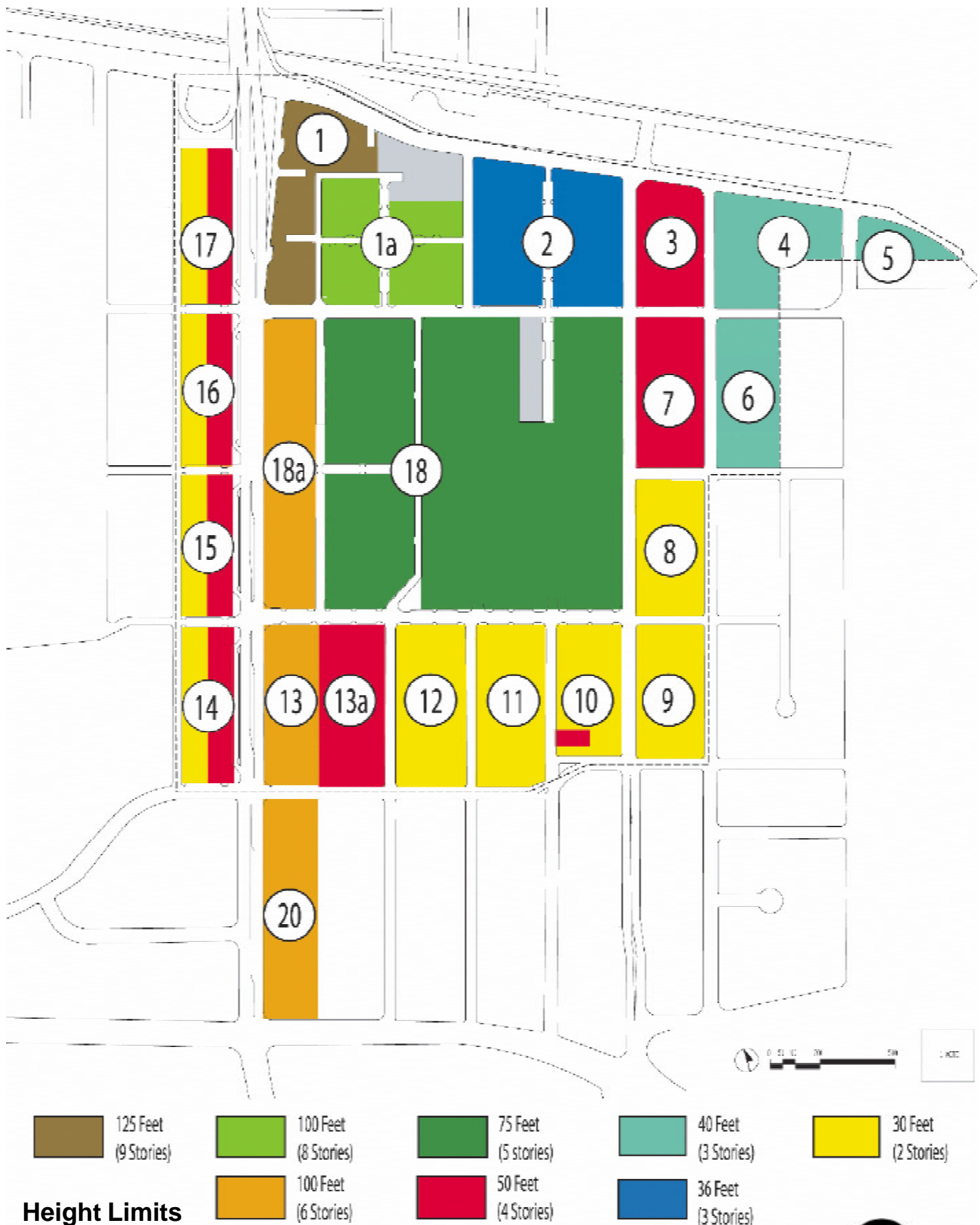
Building Height

The Urban Design Plan proposes building heights similar to the 1993 Downtown Specific Plan. Heights range from 30 feet/two stories for single-family residences, to 125 feet/nine stories for office use. Some changes are proposed.

The new plan proposes an increase on Block 18a, fronting Mathilda Avenue between Washington Avenue and Iowa Avenue from 30 feet/two stories to 100 feet /six stories to accommodate new office use. The plan proposes an increase on Block 13a on the Mathilda Avenue frontage from 50 feet/three stories to 100 feet/six stories to accommodate new office use in a potential mixed-use development. The portion of Block 13 fronting the residential on south Taaffe Street remains at 50 feet/three stories. The new plan also proposes a City-managed process to study a decrease in the height limit on Blocks 4 and 5 from 50 feet/four stories to 40 feet/three stories to better relate to the residential neighborhood in the Carroll Avenue area. The new plan also proposes a City-managed process to study a decrease in the height limit on the portion of Block 17 that fronts Charles Avenue from 50 feet/four stories to 30 feet/two stories to better relate to the residential neighborhood in the Charles Avenue area.

Figure 4.3 illustrates height limits for each block within the specific plan area.





Building Setbacks and Build-to Requirements

The Urban Design Plan proposes building setbacks similar to the 1993 Downtown Specific Plan. Setbacks range from 0 feet to 18 feet. In addition, dedicated easements are proposed in certain locations to allow for increased sidewalk width. Again, some changes in setbacks are proposed.

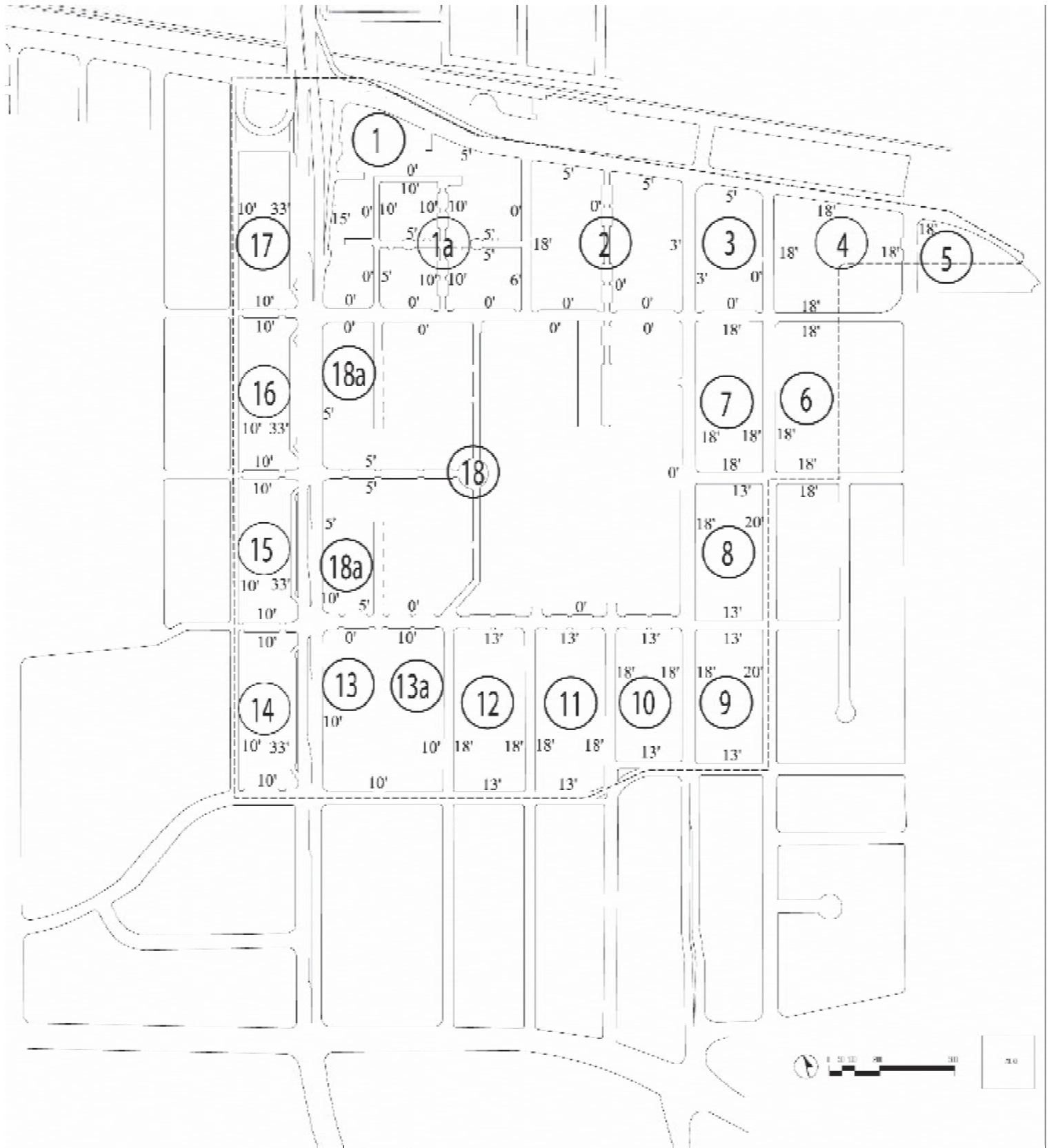
As in the case of the existing specific plan, all structures are required to build to the property line, the dedicated easement line, or the setback line, with the exception of buildings located in the South of Iowa District to remain consistent with the residential character of this area. Unlike the existing specific plan however, the build-to requirement is recommended on both sides of Mathilda Avenue to create a well-defined street edge and enhance the development of Mathilda as a boulevard. The generous width of the Mathilda right-of-way, the proposed local lane on the west side, and proposed streetscape improvements on both the west and east side alleviate any undesirable corridor effect that might otherwise take shape. Figure 4.4 illustrates setbacks for each block within the specific plan area.

Public Improvements

The Urban Design Plan proposes public improvements to improve street character and the pedestrian environment. Reductions in the number of lanes are recommended on Mathilda Avenue and Sunnyvale Avenue. The lane reduction on Mathilda occurs in the northbound segment between Washington and Iowa where a fourth northbound lane can be deleted to make way for wider sidewalks and landscaping. The lane reduction on Sunnyvale occurs in the southbound segment between Iowa and Evelyn to permit the addition of a northbound and a southbound bicycle lane.

Protected left turn pockets will be created in new, planted medians on Washington and Sunnyvale. In addition, pedestrian-friendly streetscape improvements are proposed for most of the streets within the commercial core, particularly streets with retail and entertainment uses such as Washington, the Murphy and McKinley extensions, Frances, and the residential streets north of Washington. Improvements include widened sidewalks, street trees, special pedestrian scale lightpoles, gateways, and stopping places. A new public plaza is recommended adjacent to the proposed Murphy extension to enhance the weekly outdoor market and become the gathering place for important community events. As previously stated, the Murphy plaza's central location is ideally situated to reinforce these special occasions.





Setbacks and Easements

Figure 4.4